027.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,006,200 / 1,006,200
					USE VALUE:	1,006,200 / 1,006,200
					ASSESSED:	1,006,200 / 1,006,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64	-66	WINTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TESTA BRIDGET
Owner 2:	
Owner 3:	
Street 1:	66 WINTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TAMMARO MARIA GRACE -
Owner 2:	-
Street 1:	66 WINTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,653 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Vinyl Exterior and 2392 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6653.000	505,400	5,100	495,700	1,006,200
Total Card	0.153	505,400	5,100	495,700	1,006,200
Total Parcel	0.153	505,400	5,100	495,700	1,006,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.65 | /Parcel: 420.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 18661
GIS Ref:
GIS Ref:
Insp Date: 11/04/17

!2268!

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	505,700	5100	6,653.	495,700	1,006,500	1,006,500	Year End Roll	12/18/2019
2019	104	FV	397,700	5100	6,653.	526,700	929,500	929,500	Year End Roll	1/3/2019
2018	104	FV	397,700	5100	6,653.	384,100	786,900	786,900	Year End Roll	12/20/2017
2017	104	FV	373,500	5100	6,653.	334,600	713,200	713,200	Year End Roll	1/3/2017
2016	104	FV	373,500	5100	6,653.	285,000	663,600	663,600	Year End	1/4/2016
2015	104	FV	312,800	5100	6,653.	278,800	596,700	596,700	Year End Roll	12/11/2014
2014	104	FV	312,800	5100	6,653.	229,200	547,100	547,100	Year End Roll	12/16/2013
2013	104	FV	324,900	5100	6,653.	218,100	548,100	548,100		12/13/2012

PRINT

Date	Time
12/10/20	17:43:19

LAST REV

Date	Time
01/23/18	10:12:10

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2268

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAMMARO MARIA G	63662-397		5/28/2014	Convenience	1	No	No		
TAMMARO LUIGI/E	61910-563		5/31/2013	Convenience	1	No	No		
TAMMARO LUIGI G	31238-122		3/23/2000	Family	1	No	No	4	
	19107-150		6/1/1988		99	No	No		A

USER DEFINED

Prior Id # 1:	18661
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2014	1150	Re-Roof	5,600					Strip and re-roof.
6/18/2013	886	Re-Roof	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	Inspected	BS	Barbara S
9/30/2017	MEAS&NOTICE	KB	Kevin B
5/1/2014	External Ins	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
3/27/2009	Meas/Inspect	201	PATRIOT
3/28/2000	Meas/Inspect	264	PATRIOT
8/11/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6653		Sq. Ft.	Site		0	80.	0.93	1									495,670						495,700	

Total AC/HA: 0.15273 | Total SF/SM: 6653 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 495,670 | Spl Credit | Total: 495,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.08896315
Const Adj.:	0.98000199
Adj $ / SQ:	170.750
Other Features:	113500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	620856
Depreciation:	115479
Depreciated Total:	505377

COMMENTS

OF=SINK IN BMT,TOILET IN BMT & BIDET IN FFL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

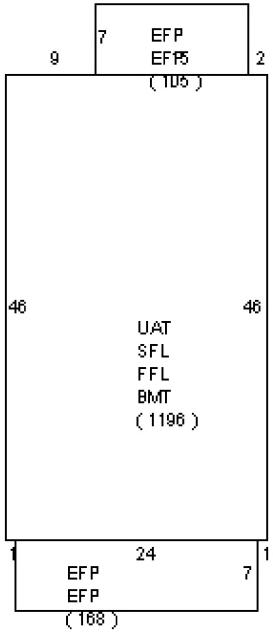
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	170.75
Special Features:	0	Val/Su Net:	114.01
Final Total:	505400	Val/Su SzAd	211.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,196	51.220	61,265
FFL	First Floor	1,196	170.750	204,217
SFL	Second Floor	1,196	170.750	204,217
EFP	Enclos Porch	546	31.570	17,236
UAT	Upper Attic	299	68.300	20,422

Net Sketched Area:	4,433			Total:	507,357
Size Ad	2392	Gross Are	5330	FinArea	2392

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100